ADVANTAGE COMMERCIAL
Century 21

FOR SALE

Two Story Commercial / Residential Investment Opportunity!

Sunworks Buildings

4924 - 50th (Ross) Street - Red Deer, AB

Listing Agent – Davin Kemshead - davin@advantagecommercial.ca

403-346-6655

Century Centre, #203, 4807 – 50th Avenue
Red Deer, Alberta, T4N 4A5

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

INVESTMENT OPPORTUNITY

Municipal Address:
4924 – 4930 50th (Ross) Street, Red Deer, AB

Legal Description: Lot 7-9, Block 17, Plan H. (To Be Subdivided)

Building Description:

2x Two storey multi-tenanted commercial building with a leasable measurement of

8,975sq.ft. + Basement

Site Size: 6,250 Sq.Ft.

Sale Price **$2,100,000** **+GST**

2018 Taxes: **$28,907**

Availability: **Negotiable**

Zoning: C-1 (City Centre District)

Advantagecommercial.ca

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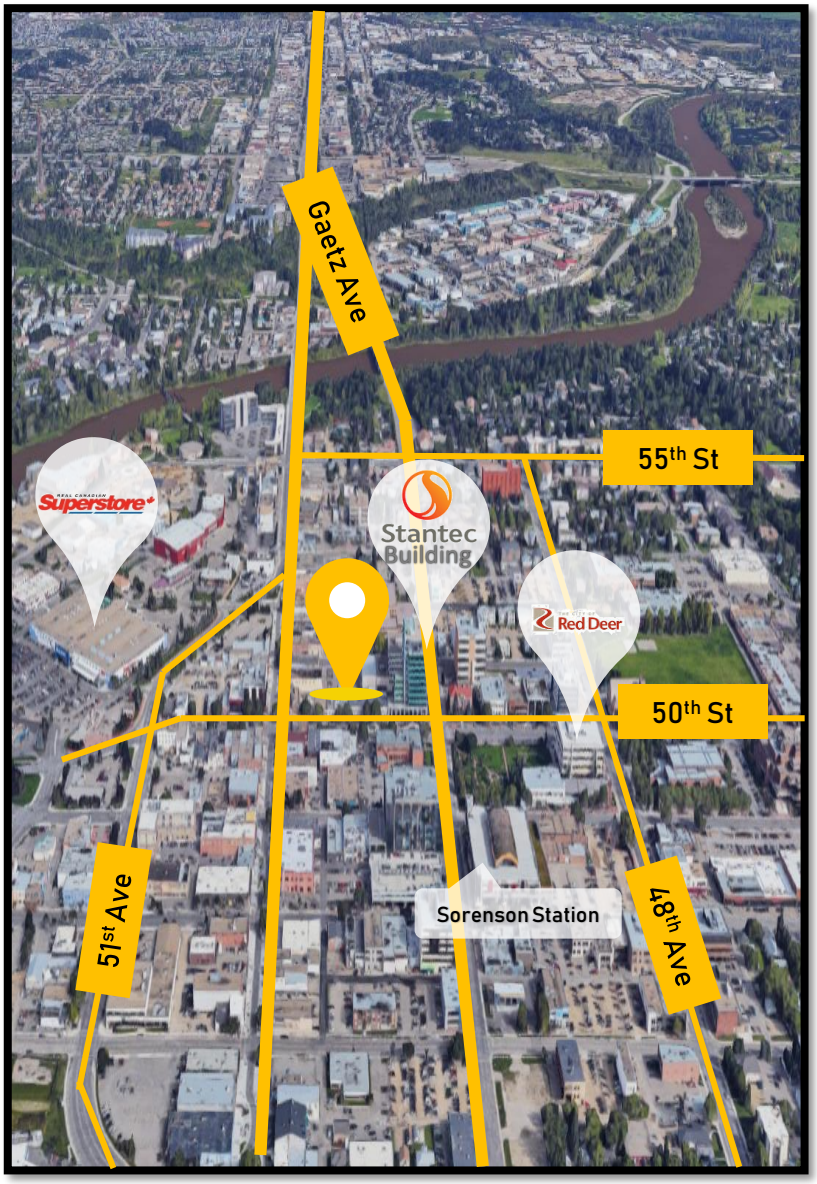
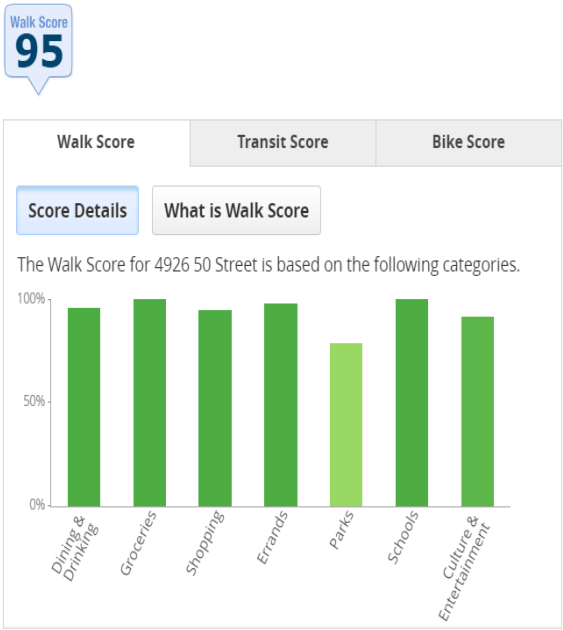
Location





- Centrally Located Within Red Deer & Part of The Vibrant Downtown Core
- Located Along One of Red Deer's Main Arteries (Ross Street)
- Near Public Transit Depot
- Steps Away From Municipal, Provincial, and Federal Gov't Buildings

- Very Popular Expanded Street Front "Ross Street Patio" is Located Outside Front Doors During Summer Month's
- Prime Exposure All Year Round With Multitude of Community Events, and Revitalization of The Downtown Core!

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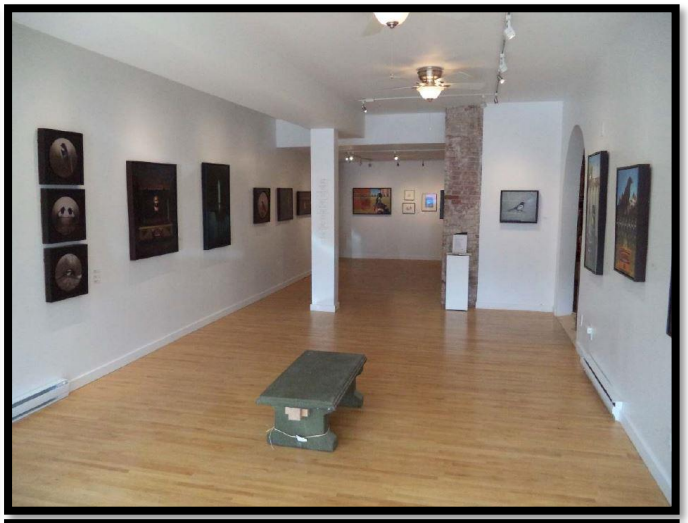

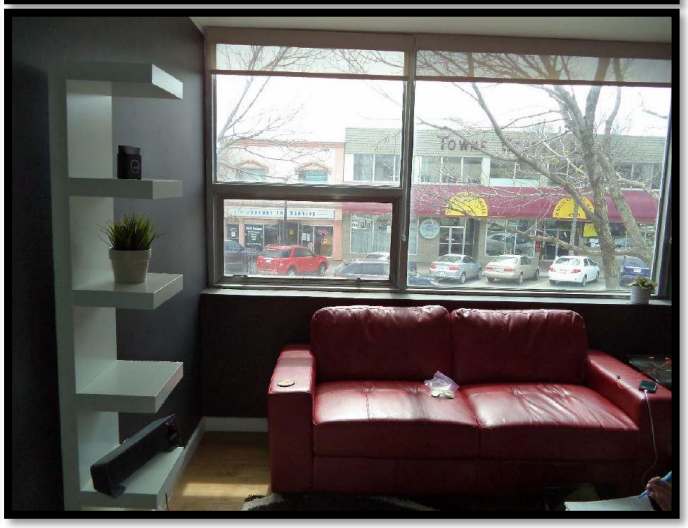

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Building Info

Mixed-Use
Residential & Commercial
Zoned C-1 with HS Overlay

Units
Small to Medium Sized
Bachelor Suites (Residential) Could easily be converted into Office

Parking
1 Owned Stall in Rear
Public Metered Parking in Front

Roof
Flat-Torch Down Membrane
Sloped-Torch Down Membrane
New Roof Finishes Installed 2017

Foundation/Footings
Full Basements
Poured Concrete
Reinforced Concrete Slab

Plumbing
Copper/Plastic/Metal

Covering
Brick , Stucco
Metal Cladding
Wood Sliding , Glass

Heating
Electric
Electric Boiler

Electrical
200 Amp 110 Volt
Sunworks – 3 Phase

Exterior Walls
Brick
Concrete
Concrete Block

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